



First American

First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

2024-003677
Klamath County, Oregon
05/10/2024 03:17:02 PM
Fee: \$92.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 7161-4152037 SA

RECORDING REQUESTED BY AND RETURN TO:

First American Title
1225 Crater Lake Ave
Medford, OR 97504

1. Title of Document: (ORS 205.234a)

PERSONAL REPRESENTATIVE'S DEED

2. Grantor(s): (ORS 205.160)

Estate of Harold E. Hafliger, II, deceased, Probate No. 23PB09919

3. Grantee(s): (ORS 205.1251a and 205.160)

Nuri Kim Hegelmeyer and Chad Nicholas Hegelmeyer, as tenants by the entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$390,000.00

5. SEND TAX STATEMENTS TO:

900 Loma Linda Drive, Klamath Falls, OR 97601

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

**Re-recorded to: Correct Spelling of Grantor's last name, on instrument previously recorded as Document
No.2024-003654**

2024-003654

Klamath County, Oregon

05/10/2024 11:27:02 AM

Fee: \$87.00



After recording return to:
Nuri Kim Hegelmeyer and Chad
Nicholas Hegelmeyer
900 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
Nuri Kim Hegelmeyer and Chad
Nicholas Hegelmeyer
900 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7161-4152037 (SA)

Date: April 12, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Amanda Kristen Dunlap the duly appointed, qualified and acting personal representative of the estate of Harold E. Hafinger II, deceased, Probate No. 23PB09919, conveys to Nuri Kim Hegelmeyer and Chad Nicholas Hegelmeyer, as tenants by the entirety that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 28 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$390,000.00.

APN: 218400

Personal Representative's Deed
- continued

File No.: 7161-4152037 (SA)
Date: April 12, 2024

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

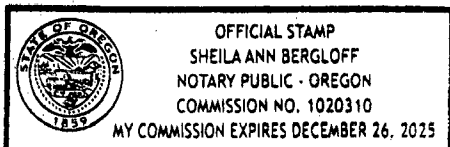
Dated this 7 day of May, 2024.

Estate of Harold E. Haflinger, II, deceased Probate
No. 23PB09919

By: [Signature]
Amanda Kristen Dunlap as Personal
Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7th day May,
2024 by Amanda Kristen Dunlap, as personal representative of the estate of Harold E.
Haflinger, II, deceased Probate No. 23PB09919, on behalf of the Estate.



[Signature]

Notary Public for Oregon
My Commission Expires: December 26, 2025